

PUBLIC NOTICE

**City of Lockhart
Historical Preservation Commission
5:30 p.m. Wednesday, January 5, 2022
Municipal Building – Glosserman Room
308 West San Antonio Street**

AGENDA

1. Call meeting to order.
2. Elect Chairman and Vice-Chair for 2022.
3. Citizen comments not related to an agenda item.
4. Consider the minutes of the December 15, 2021 meeting.
5. CFA-22-01. Consider a request by Nina Sells for approval of a Certificate for Alteration for a rear walkway replacement for Smitty's Market on parts of Lots 1 and 2, Block 14, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 208, 210, and 212 South Commerce Street.
6. CFA-22-02. Consider a request by Alexander Scott for approval of a Certificate for Alteration for exterior lighting on the buildings located at part of Lot 4, Block 22, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 117 and 119 North Main Street.
7. Staff update on the removal of canvas awnings from consideration as "Pre-Approved" Certificates for Alteration (Section 28-11(c)(4), Historic Districts and Landmarks) and requiring Commission review for such awnings, as well as an update on the requirement of a Certificate for Alteration for murals in the Historic District.
8. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
9. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 3:30 p.m. on the 30th day of December, 2021.

**City of Lockhart
Historical Preservation Commission
December 15, 2021**

MINUTES

Members Present: Ray Ramsey, Christine Ohlendorf (5:44 pm via phone, 5:46 pm in person), Ronda Reagan, John Lairsen, Ron Faulstich

Members Absent: Rick Thomson, Michel Royal

Staff Present: Yvette Aguado, Kevin Waller

Public Present: Allison Launius (Applicant, Agenda Item 4), and Miranda Platt (Applicant, Agenda Item 5)

1. Call meeting to order. Chair Lairsen called the meeting to order at 5:34 p.m.
2. Citizen comments not related to an agenda item.

None.

3. Consider the minutes of the December 1, 2021 Meeting.

Commissioner Ramsey moved to approve the minutes as presented. Commissioner Faulstich seconded, and the motion passed by a vote of 4-0.

4. CFA-21-19. Consider a request by Allison Launius for approval of a Certificate for Alteration for wall and window signs for the new Stampworthy Goods business establishment on part of Lots 4 and 5, Block 23, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 115(a) North Commerce Street.

Planning Staff Kevin Waller reported that the applicant proposes a wall sign and two window signs. He stated that the wall sign will be located above the awning, and the window signs on either side of the double-door entry. Waller explained that a small neon sign is hanging behind the window panel to the left of the front doors, but is considered exempt from the Sign Ordinance, as it is not affixed to the window glass (Sign Ordinance Section 46-7(25)). Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Vice-Chair Reagan moved to approve CFA-21-19 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 4-0.

5. CFA-21-20. Consider a request by Miranda Platt for approval of a Certificate for Alteration for a projecting wall sign, flush-mount wall sign, and window sign for the Load Off Fanny's business on part of Lot 3, Block 14, Original Town of Lockhart, zoned CCB (Commercial Central Business District) and located at 202 East Market Street.

Mr. Waller reported that the applicant proposes a projecting wall sign, flush-mounted wall sign, and window sign. The projecting wall sign will be located above the front door in place of the former projecting sign, be illuminated, and of a decagon shape. The proposed flush-mount wall sign will be located to the left of the front door. The window sign is illuminated and currently displayed. The Hours of Operation sign on the front door glass is considered exempt, as it is under two square feet. Mr. Waller utilized a PowerPoint presentation, answered Commissioners' questions, and stated that Staff recommends approval.

Commissioner Ohlendorf called into the meeting at 5:44 pm., and then arrived in person at 5:46 pm.

Barbara Bujack, 202 E. Market Street, came forward to respond to Commissioners' questions and participate in discussion. She also asked if the window sign needed approval, as it is a hanging sign inside the restaurant.

Mr. Waller replied that if the sign is hanging inside the building and not touching the window glass, then it does not require Commission approval.

Ms. Bujack stated that the sign does not touch the window glass.

Mr. Waller and the Commission agreed that the sign therefore does not require review and approval.

Vice-Chair Reagan emphasized that the wall signage can only be attached to the building through the mortar.

Commissioner Ohlendorf moved to approve CFA-21-20 as presented. Commissioner Ramsey seconded, and the motion passed by a vote of 4-0 and one abstention.

6. Discuss the potential removal of canvas awnings from consideration as "Pre-Approved" Certificates for Alteration (Section 28-11(c)(4), Historic Districts and Landmarks) and require Commission review for such awnings.

Chair Lairsen asked Mr. Waller if there was any discussion with City staff.

Mr. Waller responded that there are two specific types of awnings that are pre-approved, one having a flame-retardant canvas with aluminum framework or standing-seam metal roofing with light-gauge metal tubing. All other awnings require Certificate for Alteration review by the Commission. The Historic Districts and Landmarks Ordinance would have to be amended if the Commission wishes to require that all awnings be reviewed through the Certificate for Alteration procedures.

Discussion ensued amongst the Commission.

Vice-Chair Reagan requested that the agenda for the next meeting include an item to amend the Ordinance to remove the pre-approved awning provisions.

7. Discuss the potential requirement of a Certificate for Alteration for murals in the Historic District.

Vice-Chair Reagan shared an email with the Commission from Mr. Coyle Buhler regarding murals, the Sign Ordinance, and the Historic Ordinance. All signage placed in the Historic District is considered an alteration to the District. The new mural painted onto the State Farm building, for example, is a sign and alteration to the Historic District, and must therefore follow the Certificate for Alteration review procedures. Reagan stated that email correspondence from Mrs. Marcia Proctor reiterated Mr. Buhler's concerns. Reagan's biggest concern is that the mural conceals the historic arches of the building.

Discussion continued regarding the mural and its impact on the Historic District.

Chair Lairsen requested that the agenda for the next meeting include an item to amend the Ordinance to require a Certificate for Alteration for murals in the Historic District.

8. Discuss the potential requirement of a Certificate(s) for Alteration for elements of the Lockhart Downtown Revitalization Project, as applicable.

Chair Lairsen stated that after a discussion with Mayor Lew White, it was determined that the project elements that will affect the historic character of downtown will primarily be landscaping and pedestrian safety improvements. Mr. Lairsen suggested that the Commission attend the upcoming Downtown Revitalization Project meeting in January.

Vice-Chair Reagan asked Mr. Waller if the Ordinance addressed landscaping.

Mr. Waller replied that a Certificate for Alteration will be required for the proposed downtown improvements, as they will change the "...outward appearance of a...site, area, or district." (Section 28-11(a)).

Commissioner Faulstich asked if the City has considered what impacts the project will have on the filming industry projects in the area.

Chair Lairsen agreed that impacts to the filming projects should be considered.

9. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Waller stated that the next regularly scheduled meeting would be held January 5, with one application currently submitted for that meeting.

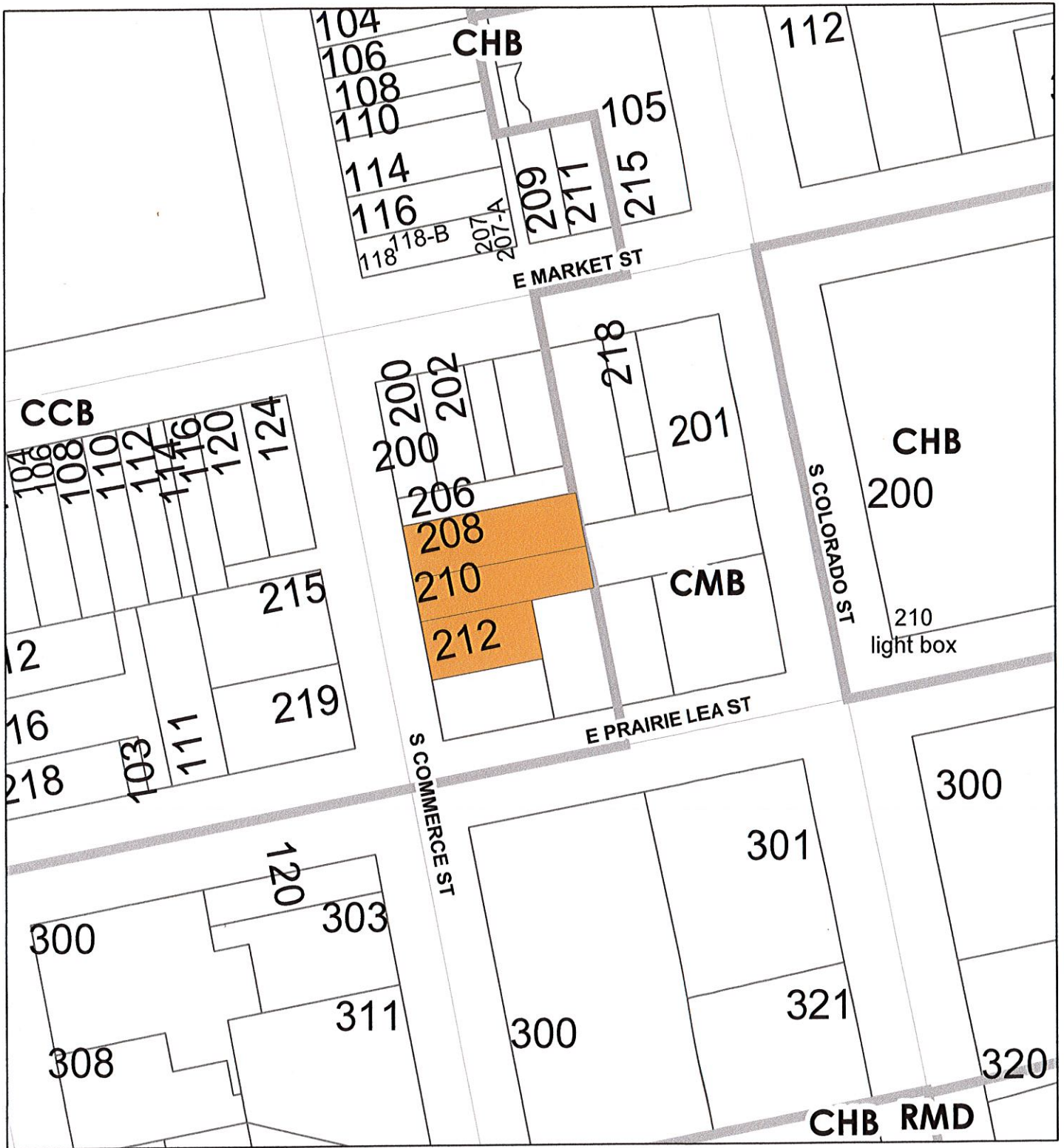
10. Adjournment.

Commissioner Faulstich moved to adjourn the meeting, and Vice-Chair Reagan seconded. The motion passed by a vote of 5-0, and the meeting adjourned at 6:24 p.m.

Approved: _____
(date)

Yvette Aguado, Recording Secretary

John Lairsen, Chair



CFA-22-01

208-212 S COMMERCE ST

REAR WALKWAY REPLACEMENT



Subject Property



Zoning Boundary

scale 1" = 100'

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*
REPORT DATE: December 30, 2021
MEETING DATE: January 5, 2022
APPLICANT'S REQUEST: Replacement of rear walkway
STAFF RECOMMENDATION: **Approval**
CONDITIONS: None

CASE NUMBER: CFA-22-01

BACKGROUND DATA

APPLICANT: Nina Sells
OWNER: Schmidt Commercial, LLC
SITE LOCATION: 208, 210, and 212 South Commerce Street
LEGAL DESCRIPTION: Parts of Lots 1 and 2, Block 14, Original Town of Lockhart
EXISTING USE OF PROPERTY: Restaurant
PROPOSED USE OF PROPERTY: Same
ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

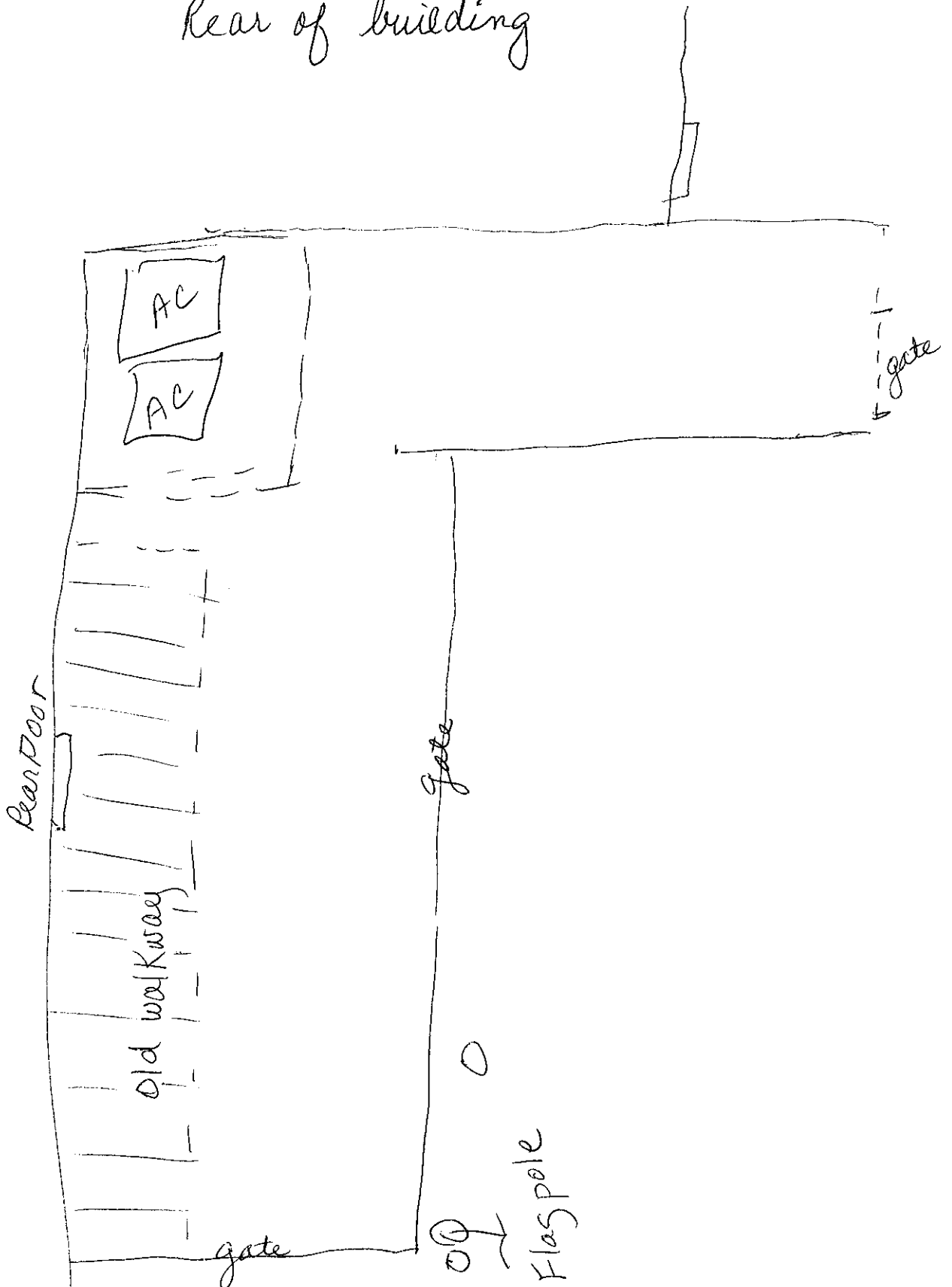
PROJECT DESCRIPTION: The applicant proposes to extend the existing wooden walkway at the rear of the Smitty's restaurant building so that it spans the length of the black iron fence. The existing portion of the walkway will either be repaired or replaced entirely. When complete, the length of the fence will be either wood or concrete.

COMPATIBILITY: The walkway replacement will not adversely impact the historic character of the Courthouse Square. The original walkway was approved by the Commission in April 2018 (CFA-18-07).

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed walkway replacement in the Historic Districts and Landmarks Ordinance, the required permit is subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.

212 S Commerce St
Rear of building



208 + 210 S Commerce
front of building

Replacement no longer proposed, per applicant.



This door may need replacing. It is NOT historical. Would require new frame.
If replacement not required, would just paint.

side walk

Smitty's
meat market
208 S Commerce
Old Krazy Bldg

stairway

Dining Room
210 S Commerce

Banquet Room
(Old Bar-B-Que Bldg)

Paint trim and doors on these 2 buildings.



Ordinary Maintenance

cell 512 376-8083

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 11/15/21 DATE APPROVED: CERTIFICATE NUMBER: CFA-22-01

NOTE: An approved Certificate For Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes or outward appearance of a building, structure, object, site, or area as viewed from the exterior. (Ord.93-19, Sec. 11 and 12). A City Sign Permit and/or City Building Permit may also be required by the City Code.

ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED

Applicant Schmidt Commercial Property Owner Schmidt Commercial LLC
Mailing Address 208 S Commerce St Mailing Address 208 S Commerce St
Lockhart Tx 78644 Lockhart Tx 78614
Telephone 512 398-9344 Telephone 512 398-9344
Person Doing Work Joe Poland Estimated Cost
Property Legal Description Parts of Lots 14 & 2, Blk. 14 O.T. Lockhart
Property Street Address 208 or 212 S Commerce
Property City Zoning Designations CCB Location Map Attached

fence in the rear of building.

PHOTOS ARE REQUIRED SHOWING ALL THE AREAS TO BE AFFECTED BY THE WORK DESCRIBED:
Include photos of: Area of Work Full Elevation Showing Area Affected and/or Site

Description of Proposed Work
remove wood walkway from back of Old Bar Bell Building and repair or replace it with wood or possibly concrete - will extend walkway along length of ->
Two New Flagpoles with either U.S. or TX flag at the rear of building - no Cert. for Alteration required for this.
paint trim on front of dining room and meet market. - Ordinary Maintenance - possibly replace door to stairway between the buildings
This should be normal maintenance and should not change look of building - same colors
Please - Attach Scope of Work Questionnaire Attach Sketches/illustrations Are Detailed Plans Available?

REQUIRED SIGNATURES: Before me the undersigned authority, on this day appeared and solemnly swears, that the statements above and attached concerning the above-described property are true and that (s)he is authorized to act as an agent in procuring the certificate requested.

Applicant Signature: Nina Sells Date: 11-15-21
Property Owner Signature: Nina Sells Date: 11-15-21
Historical Preservation Officer Approval: Date:
Historical Preservation Commission: Date:

A Certificate For Alteration is valid for a period concurrent with the Building Permit granted for the proposed work, or a period not to exceed 18 months.

CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-22-01
Page 2 of ___ Reviewed: KW

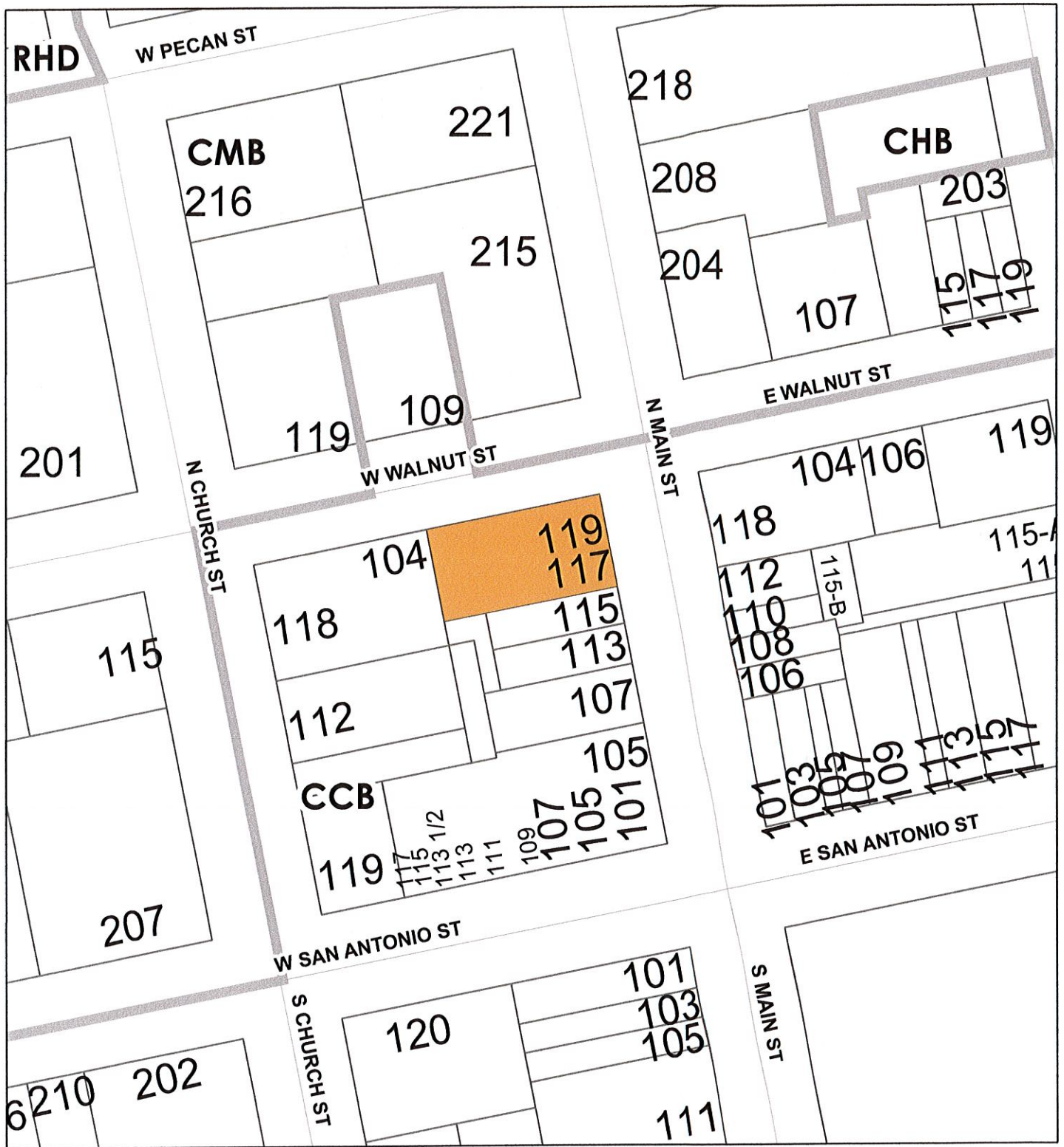
The following questions must be answered and the form completed by the applicant for a Certificate For Alteration. This questionnaire shall be attached to any application for Certificate For Alteration. The Lockhart Historical Preservation Officer shall independently verify all information provided on the application and the attached questionnaires. The Lockhart Historical Preservation Officer shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. The Lockhart Historical Preservation Officer may approve the Certificate For Alteration prior to a commission hearing, based upon adequacy of the information provided and verification of the scope of work. Additional information may be needed to complete the application and review process. Final review and action on the application for Certificate For Alteration by the Lockhart Historical Preservation Commission at a properly scheduled public hearing may be required. Any required explanations to answers given shall be in writing and attached.

Yes	No	Verified	Scope Of Work Questions
Section One			
✓		KW	1. Is this application for construction or alteration on or at a property which is in a Historic District or a designated Historic Landmark? What is its zoning designation? <u>CCB</u> HL? <u> </u> H? <u> </u> ✓
✓		KW	2. Is this application for any construction or alteration work that is <u>NOT</u> described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
✓		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	✓	KW	4. Will the construction or alteration covered by this application remove or, physically change any structural elements of the property? (i.e. Interior or exterior: load bearing walls, columns, posts, foundations, footings, etc.)
Section Two			
	✓	KW	1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental or unforeseen property damage? When did damage occur? _____
✓		KW	2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?
✓		KW	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
	✓	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____
Section Three			
	✓	KW	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or finishes visible from the exterior of the property?
✓	✓	KW POSSIBLE	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
	✓	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
✓		KW	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property? <u>old walkway</u>
✓	✓	KW	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

The undersigned owner or authorized agent attests that the statements made above and on any attached explanations are true and agrees that this Scope Of Work Questionnaire and any attachments shall become a part of the application and the Certificate For Alteration cited and will be the limit of construction and/or alteration work undertaken. Further, construction will not start prior to authorization by the approval of the Certificate For Alteration.

Applicant Signature: Nina Sells Date: 11-15-21

Verified By: Kevin Walker Date: 12/30/21 Action: _____ Date: _____



CFA-22-02

117 & 119 N COMMERCE ST

EXTERIOR LIGHTING



 Subject Property

 Zoning Boundary

scale 1" = 100'

STAFF REPORT

CERTIFICATE FOR ALTERATION

CASE SUMMARY

STAFF: Kevin Waller, Assistant City Planner *KW*

CASE NUMBER: CFA-22-02

REPORT DATE: December 30, 2021

MEETING DATE: January 5, 2022

APPLICANT'S REQUEST: Exterior Lighting

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Alexander Scott

OWNER: KBCB Investments, LLC

SITE LOCATION: 117 and 119 North Main Street

LEGAL DESCRIPTION: Part of Lot 4, Block 22, Original Town of Lockhart

EXISTING USE OF PROPERTY: Commercial

PROPOSED USE OF PROPERTY: Same

ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

PROJECT DESCRIPTION: The applicant proposes to install lighting along the north and east rooflines of the subject property. Planned as a permanent fixture, the lighting will be a Christmas string-light style, with plain white C-9 bulbs similar to those recently placed across North Main Street in the area. The applicant plans to utilize a heavy-duty adhesive to secure the lighting to the building, possibly using clips as well, without drilling into the building. The applicant would like to solicit input from the Commission as to the best way to secure the lighting to the building.

COMPATIBILITY: The proposed lighting is simple and is commonly seen in downtown historic districts, often on a permanent basis. There will be no adverse impacts to the historic character of the Courthouse Square.

COMPLIANCE WITH STANDARDS: Although there are no design guidelines for the proposed lighting in the Historic Districts and Landmarks Ordinance, the required permit is subject to approval of this Certificate for Alteration.

ALTERNATIVES: None necessary.

Church

Walnut St

N Main St

Blacks BBA

200 Block

Dance Studio

117 N Main St

Christmas lights second to top roof line

CERTIFICATE FOR ALTERATION APPLICATION

DATE RECEIVED: 12/20/21 DATE APPROVED: _____ CERTIFICATE NUMBER: CFA-22-02

NOTE: An approved Certificate For Alteration (CFA) is required by City Code for all signage, construction, alteration, or modification of property designated as Historic, if such activities will change the architecture, design, finishes or outward appearance of a building, structure, object, site, or area as viewed from the exterior. (Ord.93-19, Sec. 11 and 12). A City Sign Permit and/or City Building Permit may also be required by the City Code.

ONLY FULLY COMPLETED APPLICATIONS WILL BE ACCEPTED

Applicant 3rd Rock Electrical ^{3rdrockecg 3rd} Property Owner Ken Black
 Mailing Address 706 Cartana Mailing Address 215 Dawson
Lockhart TX 78644 San Antonio TX 78213
 Telephone 210-643-3397 Telephone 3rdrockec@gmail.com
 Person Doing Work 3rd Rock Electrical Estimated Cost \$6,000
 Property Legal Description 117 N. Main St Part of Lot 4, Blk. 22, o.p. Lockhart
 Property Street Address 117 N. Main St Lockhart TX
 Property City Zoning Designations Historic District (CCB) Location Map Attached _____

PHOTOS ARE REQUIRED SHOWING ALL THE AREAS TO BE AFFECTED BY THE WORK DESCRIBED:

Include photos of: Area of Work _____ Full Elevation Showing Area Affected and/or Site _____

Description of Proposed Work
<ul style="list-style-type: none"> • PermaLite Christmas lights secured with heavy Dotx adhesive on the top roofline of the building White in color • G-9 Christmas Lights (plain white)
Please - Attach Scope of Work Questionnaire <input type="checkbox"/> Attach Sketches/Illustrations <input type="checkbox"/> Are Detailed Plans Available? <input type="checkbox"/>

REQUIRED SIGNATURES: Before me the undersigned authority, on this day appeared and solemnly swears, that the statements above and attached concerning the above-described property are true and that (s)he is authorized to act as an agent in procuring the certificate requested.

Applicant Signature: Alexander Burt Date: 12-17-21
 Property Owner Signature: Ken Black Date: 12-19-21
 Historical Preservation Officer Approval: _____ Date: _____
 Historical Preservation Commission: _____ Date: _____

A Certificate For Alteration is valid for a period concurrent with the Building Permit granted for the proposed work, or a period not to exceed 18 months.

CERTIFICATE FOR ALTERATION
SCOPE OF WORK QUESTIONNAIRE

Certificate No. CFA-22-02
Page 2 of ___ Reviewed: KW

The following questions must be answered and the form completed by the applicant for a Certificate For Alteration. This questionnaire shall be attached to any application for Certificate For Alteration. The Lockhart Historical Preservation Officer shall independently verify all information provided on the application and the attached questionnaires. The Lockhart Historical Preservation Officer shall review the application and this questionnaire in an expedient manner and notify the applicant of the outcome of the review. The Lockhart Historical Preservation Officer may approve the Certificate For Alteration prior to a commission hearing, based upon adequacy of the information provided and verification of the scope of work. Additional information may be needed to complete the application and review process. Final review and action on the application for Certificate For Alteration by the Lockhart Historical Preservation Commission at a properly scheduled public hearing may be required. Any required explanations to answers given shall be in writing and attached.

Yes	No	Verified	Scope Of Work Questions
Section One			
X		KW	1. Is this application for construction or alteration on or at a property which is in a <u>Historic District</u> or a designated Historic Landmark? What is its zoning designation? <u>CC6</u> HL? <u>H?</u> ✓
X		KW	2. Is this application for any construction or alteration work that is NOT described or defined as ordinary maintenance of a historic property? Is it more than limited "Ordinary Maintenance"?
X		KW	3. Will the construction or alteration covered by this application include any work visible from the exterior of the property?
	X	KW	4. Will the construction or alteration covered by this application remove or, physically change any structural elements of the property? (i.e. Interior or exterior: load bearing walls, columns, posts, foundations, footings, etc.)
Section Two			
	X	KW	1. Is the construction or alteration covered by this application considered an emergency repair of sudden, accidental or unforeseen property damage? When did damage occur? _____
	X	KW	2. Is the construction or alteration covered by this application considered necessary to correct a circumstance that endangers a building, business, owner, or the public?
X		KW	3. Is the construction or alteration covered by this application considered permanent, to be in place more than 90 days? (A temporary construction or alteration is required to be removed within 90 days and the property is to be returned to the original or agreed upon condition.)
	X	KW	4. Has a permit been issued for any of the proposed work? Date: _____ Permit No. _____ Has any work actually started? _____ Describe: _____
Section Three			
X		KW	1. Will the construction or alteration covered by this application make a physical change to any design elements, features or finishes visible from the exterior of the property?
	X	KW	2. Will the construction or alteration covered by this application repair or replace an element of the building or property with a material different from the original material of that element?
	X	KW	3. Will the construction or alteration covered by this application include painting exterior surfaces that have not been previously painted?
	X	KW	4. Does the construction or alteration covered by this application include demolition or removal of any part or element of the property visible from the exterior of the property?
X		KW	5. Will the construction or alteration covered by this application make any change in the appearance of the property as viewed from the exterior of the property?

The undersigned owner or authorized agent attests that the statements made above and on any attached explanations are true and agrees that this Scope Of Work Questionnaire and any attachments shall become a part of the application and the Certificate For Alteration cited and will be the limit of construction and/or alteration work undertaken. Further, construction will not start prior to authorization by the approval of the Certificate For Alteration.

Applicant Signature: Alexander S. H. Date: 12-17-21

Verified By: Kevin Waller Date: 12/30/21 Action: _____ Date: _____